134.0	0007	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	774,900	/	774,900
USE VALUE:	774,900	/	774,900
ASSESSED:	774,900	/	774,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REISBERG LIZ
Owner 2:	
Owner 3:	
Street 1:	20 SHAWNEE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1919, having primarily Vinyl Exterior and 2364 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6120.000	286,200	5,800	482,900	774,900
Total Card	0.141	286,200	5,800	482,900	774,900
Total Parcel	0.141	286,200	5,800	482,900	774,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.79 | /Parcel: 327.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86588

GIS Ref

GIS Ref

Insp Date 02/19/18

!10480!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	286,200	5800	6,120.	482,900	774,900		Year end	12/23/2021
2021	101	FV	265,200	5800	6,120.	482,900	753,900		Year End Roll	12/10/2020
2020	101	FV	265,100	5800	6,120.	482,900	753,800	753,800	Year End Roll	12/18/2019
2019	101	FV	246,900	5900	6,120.	452,700	705,500	705,500	Year End Roll	1/3/2019
2018	101	FV	246,600	5900	6,120.	374,200	626,700	626,700	Year End Roll	12/20/2017
2017	101	FV	246,600	5900	6,120.	344,100	596,600	596,600	Year End Roll	1/3/2017
2016	101	FV	246,600	5900	6,120.	313,900	566,400	566,400	Year End	1/4/2016
2015	101	FV	217,200	6000	6,120.	307,800	531,000	531,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:46:49

LAST REV

Date	Time
12/03/20	11:26:06
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10480

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21176-435		5/1/1991		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	86588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1307	New Wind	29,000	C				
9/19/2013	1427	Redo Kit	22,500	C				
9/16/2013	1380	Siding	73,467	C				
5/31/2011	518	Redo Bat	19,300					FFL BTH
11/8/2004	1078	Manual	4,000	C		G6	GR FY06	ROOF GARAGE AND AD
2/25/2002	115	Porch	30,000	C		G3	GR FY03	REBUILD SIDE PORCH
11/15/2001	913	Addition	15,000	C				EXTEND HOUSE 6X21
11/15/2001	851	Foundati	5,000	C				6X21 FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	Meas/Inspect	HS	Hanne S
2/27/2014	Info Fm Prmt	EMK	Ellen K
1/23/2014	Info Fm Prmt	EMK	Ellen K
12/29/2008	Meas/Inspect	294	PATRIOT
4/26/2005	Permit Visit	BR	B Rossignol
5/17/2002	Permit Visit	PM	Peter M
12/30/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6120		Sq. Ft.	Site		0	80.	0.99	9									482,883						482,900	

Total AC/HA:	0.14050	Total SF/SM:	6120	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	482,883	Spl Credit		Total:	482,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.04050195
Adj $ / SQ:	140.468
Other Features:	90079
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351568
Depreciation:	65392
Depreciated Total:	286177

COMMENTS

643-2717, SCUTTLE HOLE. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

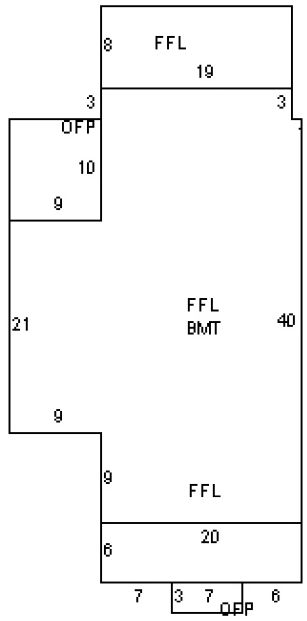
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.47
Special Features:	0	Val/Su Net:	115.64
Final Total:	286200	Val/Su SzAd	217.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,318	140.470	185,137
BMT	Basement	1,046	69.530	72,730
OFP	Open Porch	111	32.640	3,623

Net Sketched Area:	2,475		Total:	261,490	
Size Ad	1318	Gross Area	2475	FinArea	2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	G	VG	1970	33.22	T	19.6	101			5,800			5,800

More:	N	Total Yard Items:	5,800	Total Special Featues:	
				Total:	5,800